

LEISURE TIME CAMPSITES & CLUB ASSOCIATION, INC.

RULES AND REGULATIONS

The Rules and Regulations hereinafter enumerated as to the Association Property, the Common elements, and Association in general shall apply to and be binding upon all Unit Owners. The Unit Owners shall at all times obey said Rules and Regulations and Shall use their best efforts to see that they are faithfully observed by their families, guests, Invitees, servants, lessees, persons for whom they are responsible and persons over whom They exercise control and supervision.

Violations of these Rules and Regulations may subject the violator to any and all remedies Available to the Association and other Unit Owners pursuant to the terms of the Declaration of Covenants and Restrictions, the Article of Incorporation of the Association and the By-Laws of the Association. Violations may be remedied by the Association by injunction or Other legal means and the Association shall be entitled to recover in said actions any and all court costs incurred by it, together with reasonable attorney fees against any person violating the Rules and Regulations, or the Declaration of Covenants and Restrictions and any of the Exhibits attached thereto. Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall No be considered as a waiver, consent or approval of identical or similar situations unless Notified in writing by the Board of Directors.

Rules and Regulations violations are to be handled as follows:

- A. Violations should be reported to the Board of Directors in writing, or to the Office of Leisure Time Park.
- B. Violations will be called to the attention of the violating Owner by personal contact of a representative(s) or the Board of Directors. If not complied With within forty-eight (48) hours, written notice shall be given by Registered mail, return receipt requested.
- C. Disagreements concerning violations will be presented to and be judged by the Board of Directors who will take appropriate action. A fine or suspension may not be imposed without notice of at least fourteen (14) days to the person sought to be fined or suspended and an opportunity for a hearing before a Committee of at least three (3) members appointed by the Board who are not Officers, Directors or employees of the Association, or the spouse, parent, child, Brother or sister of an Officer, Director or employee. If the Committee, by majority Vote, does not approve a proposed fine or suspension, it may not be imposed. No Hearing is required for the levy of late fees or the suspension of voting rights or use Rights for non-payment of Assessments. The Board may impose such penalties.

Item 1. **FEEDING OF ANIMALS**

There will no feeding of wild animals, such as birds, rabbits, etc. anywhere in Leisure Time Park. This includes no bird feeders and the like.

Item 2. **RECREATIONAL VEHICLES**

All recreational Vehicles must be full hook-up, self-contained with bath and toilet Facilities. Each Recreational Vehicle must be a minimum of 24 (twenty-four) feet in Length but not to exceed 40 (forty) feet in length and must be parked in such a manner that No protrusion of it will be closer than 5 (five) feet of the side Lot line or the rear Lot line of an inside Lot and 10 (ten) feet of the rear Lot line of an outside Lot.

Item 3. **CANVAS AWNINGS**

Canvas awnings may be allowed and shall be 1 (one) per Unit. The following stipulations shall be met.

- a. Must be 12'(twelve) by 10'(ten) -- Electric
- b. Must be auto-wind retractable
- c. Must be light tan in color
- d. Must be fastened permanently to the house not just the siding
- e. **No** tie downs
- f. At night and when not in use (people sitting under it), the awning must be closed
- g. Will not be used as a carport
- h. Existing large metal tip-up awning on the back or front of Unit will be considered as the only allowed awnings
- i. Three (3) Board members will need to approve work orders for the canvas awnings

Item 4. **LANDSCAPING (RETAINERS/EDGERS)**

Lot Owners shall have the right and are encouraged to landscape their Lots. All Retainers/Edger smut be installed, where possible, at least 2 (two) feet from side Lot Lines and at least 6 (six) feet from street to allow room for vehicles such as carts, Trucks, golf carts, and bicycles to pass if necessary. All Retainers/Edgers must not Impede water flow or grass-cutting maintenance. Above-ground water pipes in the front Of each Lot must be exposed and free from encumbrance according to utility guidelines. There is a utility easement on all Lots of 10 (ten) feet from the road. Any plants, trees, Landscaping, structures, or other appurtenances placed within utility easements are at the risk and repair of the property owner should any utility need access to that easement at no risk to the Association.

Item 5. **STORAGE CABINETS ON LOTS**

Storage cabinets (installed on concrete slabs) will be permitted but must be tied down Even when installed with the screened roof area of the Unit, provided they meet all City of Bonita Springs and/or Lee County Building and Zoning requirements as well as all the requirements contained in the Governing Documents. **One storage unit, not larger the 32” (thirty two inches) deep by 60” (sixty inches) wide by 77” (seventy-seven inches) tall will be allowed to be placed in the back of the unit. (2’8” X 5’ X 6’5”)**